172.0	0011	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	928,600 /	928,600
					USE VALUE:	928,600 /	928,600
					ASSESSED:	928,600 /	928,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOULART ANNE & CAMPELL PAUL
Owner 2:	BOYD ADAM & CAMPBELL CATHERINE
Owner 3:	
Street 1:	71 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HAGG BARBARA E/CHRISTINE L -
Owner 2:	-
Street 1:	71 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,365 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1903, having primarily Wood Shingle Exterior and 2713 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5365.000	521,500	400	406,700	928,600
Total Card	0.123	521,500	400	406,700	928,600
Total Parcel	0.123	521,500	400	406,700	928,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.25 | /Parcel: 342.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	114637
GIS Ref	
GIS Ref	
Insp Date	08/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 172.0-0011-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	521,200	400	5,365.	406,700	928,300	928,300	Year End Roll	12/18/2019
2019	104	FV	424,700	500	5,365.	406,700	831,900	831,900	Year End Roll	1/3/2019
2018	104	FV	418,200	0	5,365.	360,200	778,400	778,400	Year End Roll	12/20/2017
2017	104	FV	391,900	0	5,365.	302,100	694,000	694,000	Year End Roll	1/3/2017
2016	104	FV	391,900	0	5,365.	302,100	694,000	694,000	Year End	1/4/2016
2015	104	FV	326,100	0	5,365.	261,400	587,500	587,500	Year End Roll	12/11/2014
2014	104	FV	326,100	0	5,365.	252,700	578,800	578,800	Year End Roll	12/16/2013
2013	104	FV	339,200	0	5,365.	240,500	579,700	579,700		12/13/2012

!13383!

PRINT

Date	Time
12/11/20	03:21:03

LAST REV

Date	Time
10/02/18	13:28:15
mmcmakin	
13383	

USER DEFINED

Prior Id # 1:	114637
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAGG BARBARA E/	56969-381		6/10/2011		600,000	No	No		
ROSS TIMOTHY C	36559-164		9/30/2002		600,000	No	No		
	20796-507		9/1/1990		230,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2017	554	Add Bath	10,000					
9/18/2007	824	Re-Roof	10,600			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
12/8/2008	Measured	372	PATRIOT
10/21/2008	Meas/Inspect	163	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	256	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5365		Sq. Ft.	Site		0	70.	1.08	8									406,664						406,700	

Total AC/HA: 0.12316 | Total SF/SM: 5365 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 406,664 | Spl Credit | Total: 406,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1903	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.08380365
Const Adj.:	1.01989794
Adj $ / SQ:	176.859
Other Features:	103500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	708566
Depreciation:	187061
Depreciated Total:	521505

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	1	HB	

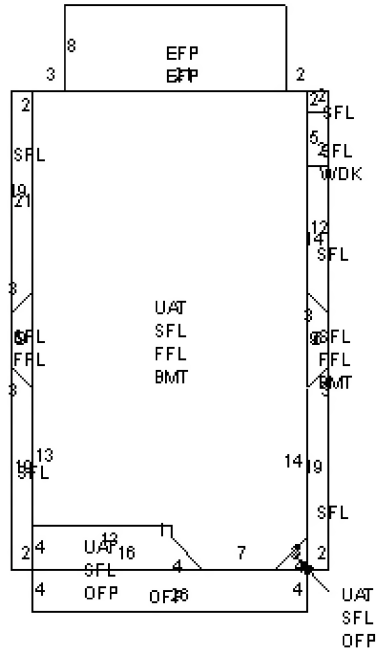
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	194.54
Special Features:	0	Val/Su Net:	119.94
Final Total:	521500	Val/Su SzAd	215.46

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,283	176.860	226,990
FFL	First Floor	1,137	176.860	201,089
BMT	Basement	1,123	53.060	59,584
EFP	Enclos Porch	336	36.030	12,106
UAT	Upper Attic	293	123.800	36,243
OFP	Open Porch	166	26.970	4,476
WDK	Deck	10	16.320	163

	Net Sketched Area:	4,348		Total:	540,651
Size Ad	2420.4499	Gross Are	5294	FinArea	2713

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 172.0-0011-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X8	A	AV	1970	4.59	T	39.2	104			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400